

dimension building distance from property lines

label the zoning of the property, label the building setbacks

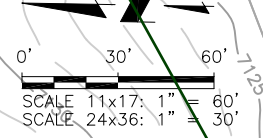
LANDSCAPE NOTE:  
1. SEE LANDSCAPE DETAIL SHEETS FOR CORRESPONDING LEGEND, COVERAGE TABLE, DETAILS, AND NOTES

PARCEL SCHED #: 6203000002  
OWNER: CITY OF COLORADO SPRINGS  
MAILING ADDRESS: PO BOX 1575  
COS, CO 80901  
CONTACT: JIM MCGRADY  
719-488-6868  
jmcgrady@triviewmetro.com  
TAX STATUS: EXEMPT  
ZONING: RR-5  
PLAT: N/A  
LAND USE: POLITICAL SUBDIVISION  
AREA: 314,939 SF (7.23 AC)

LEGEND			
	PROPERTY LINE		PP CONTOURS-MAJOR
	EASEMENT/LEASE AGREEMENT AREA		PP CONTOURS-MINOR
	EX FENCE		PP UG ELECTRIC LINE
	EX WATER LINE		PP WATER LINE
	EX UG ELECTRIC LINE		PP FIRE HYDRANT
	EX OH ELECTRIC LINE		PP FENCE (BARBED WIRE)
	EX TELEPHONE LINE		PP FENCE (SPLIT RAIL)
	EX ELEC POWER POLE		PP VEHICLE TRAFFIC CIRCULATION PATH
	EX FIRE HYDRANT		
	EX TREE (SIZE VARIES)		
	EX CONTOURS-MAJOR		
	EX CONTOURS-MINOR		

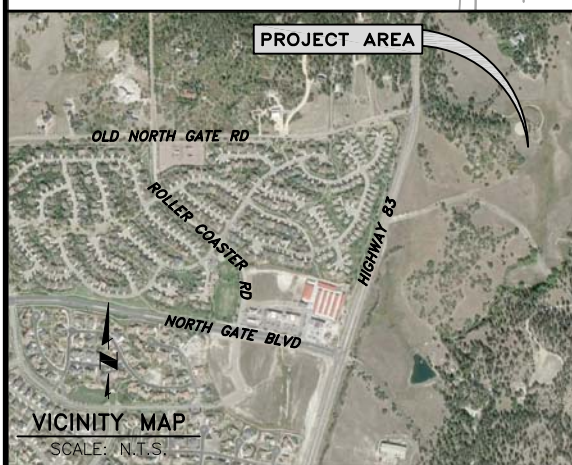
NOTES:  
1. THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATION AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY OTHER FEDERAL OR STATE ACCESSIBILITY LAWS OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.  
2. FEMA 100-YR FLOODPLAIN NOT WITHIN SITE BOUNDARIES.  
3. UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND MANY NOT BE ALL INCLUSIVE. CONTRACTOR TO VERIFY.  
4. SEE GEC DRAWINGS FOR GRADING AND EROSION CONTROL DETAILS.  
5. SEE OVERALL SITE PLAN FOR ADJACENT PROPERTY OWNERSHIP.

PPR-22-62



PCD File No. PPR-XX-XXX

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**JDS-HYDRO** a Division of **RESPEC**  
5540 TECH CENTER DR., SUITE 100  
COLORADO SPRINGS, COLORADO 80919  
(719) 227-0072

TRIVIEW METROPOLITAN DISTRICT  
NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION  
LANDSCAPE PLAN

NO.	DESCRIPTION	BY	APP.	DATE
1	UPDATE 1	GGM	MLD	10/31/22
2				
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FOR REVIEW

Project No.: W224.21029  
Date: 09/12/22  
Design: MLD  
Drawn: GGM  
Check: MLD

C7  
SHEET --- OF ---

2022/11/16 12:50 PM By: Gina Mangino N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Segment A - Pump Station\02\_Civil\22429\_Civil\_PS\_Details.dwg

APPLICABLE LANDSCAPE COVERAGE:	
EASEMENT/LEASE AREA (SITE REDUCED)	14,389
INTERNAL	
% MINIMUM INTERNAL AREA	5
INTERNAL AREA REQUIRED/PROVIDED	719/982
MIN. PLANT SIZES & PERCENTAGE OF LIVE GROUND COVER	
% GROUND COVER REQUIRED/PROVIDED (SEED MIX)	75/100

LANDSCAPE SCHEDULE - XERIC/LOW WATER VEGETATION						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	MATURE SIZE (HEIGHT x WIDTH)	PLANTING SIZE (MIN)	COMMENTS
	EVERGREEN TREE					
	PINUS PONDEROSA	PONDEROSA PINE	2	60'/100' x 25'	6' MIN. HEIGHT	MUST ARRIVE BALLED AND BURLAPPED. PRUNE TO SHAPE TREE AT EARLY GROWTH

LANDSCAPE KEY/DESCRIPTIONS	
①	TYP PLANTING REF: SHEET C9
②	LIVE GROUND COVER/SEED MIX REF: GEC SHEETS. SEED BLEND INSTALLED PER SUPPLIER'S SPECS. SUBMIT CUT SHEET FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. APPLY TO EXTENT OF SITE DISTURBED AREA

provide the Seed mix here and draw where it will be spread; depict trees on plan.

**LANDSCAPING NOTES:**

- PLANT QUANTITY AND SUBSTITUTION:** IN CASE OF DISCREPANCY IN PLANT QUANTITIES SHOWN ON THE PLANT TABLE AND THOSE SHOWN ON THE PLANTING PLAN, THE QUANTITIES SHOWN ON THE PLANTING PLAN SHALL GOVERN. THE MINIMUM ACCEPTABLE SIZES OF PLANTS MEASURED BEFORE PRUNING WITH BRANCHES IN NORMAL POSITION SHALL CONFORM TO THE PLANTING SIZES AS SPECIFIED IN THE SCHEDULE. ANY SUBSTITUTION OF PLANT SIZE OR SPECIES MUST BE SUBMITTED TO THE ENGINEER IN WRITING FOR APPROVAL PRIOR TO INSTALLATION.
  - ACCEPTABLE PLANT MATERIAL:** ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET BY THE "COLORADO NURSERY ASSOCIATION," AND THE "AMERICAN STANDARD OF NURSERY STOCK." ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES, HEALTHY, FREE OF DISEASE, INSECT PESTS, MECHANICAL INJURIES, AND HAVE ADEQUATE ROOT SYSTEMS. ALL PLANTINGS SHALL BE INSTALLED PER PLANTING DETAILS. ALL PLANT MATERIAL SHALL BE INSPECTED BY THE ENGINEER OR OWNER PRIOR TO INSTALLATION. STAKING/CONTRACTOR INSPECTION NOTE: ALL PLANTING LOCATIONS TO BE STAKED AND INSPECTED BY CONTRACTOR PRIOR TO INSTALLATION. ALL PLANTS TO BE INSPECTED AT NURSERY LOCATION PRIOR TO TRANSPORTING TO THE SITE.
  - SITE DISTURBANCE:** ALL AREAS OF SITE DISTURBANCE DUE TO CONSTRUCTION SHALL BE RENOVATED OR PLANTED PER THIS PLAN UNLESS OTHERWISE NOTED. SITE-SPECIFIC LANDSCAPING SHALL AT A MINIMUM, INCLUDE REVEGETATION OF DISTURBED AREAS WITH MATERIALS INDIGENOUS TO THE SITE OR OTHERWISE ADAPTABLE (SEE LEFT KEY DESCRIPTIONS AND EROSION CONTROL NOTES SHEET FOR SEED MIX).
  - SOIL AMENDMENTS:** CONTRACTOR SHALL AMENDED PLANTING AREAS AS FOLLOWS:  
 -ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.  
 -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.  
 -3 CUBIC YARDS PER 1000 S.F. OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST.  
 -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6" PRIOR TO PLANTING.
  - SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
  - IRRIGATION:** OWNER TO WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER. AUTOMATED IRRIGATION SYSTEM SHALL DRIP IRRIGATE ALL TREE, SHRUB, AND GROUND COVER PLANTING AREAS AND SPRAY ANY TURF.
  - INORGANIC AND ORGANIC MULCH/FABRIC:** ALL PLANTINGS (INCLUDING THOSE IN ROCK MULCH AREAS) TO RECEIVE 3-INCH DEPTH OF SHREDDED CEDAR WOOD MULCH UNLESS OTHERWISE SPECIFIED. MULCH RINGS TO BE SIZED PER PLANTING DETAILS (15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES. WOOD MULCH TO BE "GORILLA HAIR CEDAR MULCH" AVAILABLE FROM C&C SAND CO. (719)471-7222 OR PIONEER SAND CO. (719)599-8100. SUBMIT PRODUCT INFOR. TO DESIGN ENGINEER FOR APPROVAL PRIOR TO INSTALLATION. HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
  - STEEL EDGE:** ALL EDGER SHALL BE ACME 4" PERFORATED STEEL EDGER "SELF COLORING" 14 GAUGE OR APPROVED EQUAL.
  - APPROVAL:** ANY FIELD CHANGES OR DEVIATIONS TO THESE PLANS WITHOUT PRIOR APPROVAL OF AN AMENDED DEVELOPMENT PLAN MAY RESULT IN A DELAY OF FINAL APPROVAL AND THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  - FINAL TREE AND SHRUB LOCATIONS:** ALL TREE LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER REPRESENTATIVE/ENGINEER PRIOR TO PLANTING. SHRUBS SHALL BE PLACED IN THEIR LOCATIONS PER THIS PLAN AND APPROVED BY OWNER REPRESENTATIVE/ENGINEER. THE FINAL LOCATION OF TREES TO BE PLANTED MAY REQUIRE ADJUSTMENT BASED ON APPROVAL OF THE FINAL UTILITIES PLANS AND ASSOCIATED FINAL PLAT AND EASEMENTS.
- \*\* BY APPROVING THIS PLAN, THE DIRECTOR IS ACKNOWLEDGING AN ALTERNATE LANDSCAPE DESIGN AS IT RELATES AND CONFORMS TO HOMELAND SECURITY STANDARDS AND PROMOTES WATER CONSERVATION WHILE MEETING THE PURPOSES DESCRIBED IN THE LAND DEVELOPMENT CODE.
- \*\* CONTRACTOR TO REFER TO ANY TOWN OF MONUMENT LANDSCAPE SPECIFICATIONS FOR SPECIFIC SOIL AMENDMENT AND PREPARATION FOR SOD, SEED AND PLANTING AREAS.

**JDS-HYDRO** a Division of **RESPEC**  
 5540 TECH CENTER DR., SUITE 100  
 COLORADO SPRINGS, COLORADO 80919  
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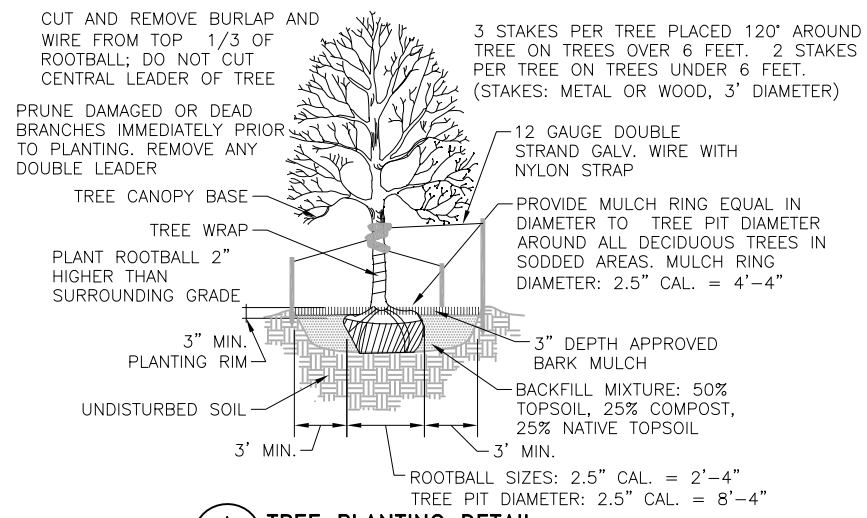
**TRIVIEW METROPOLITAN DISTRICT**  
**NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION**  
**LANDSCAPE DETAILS**

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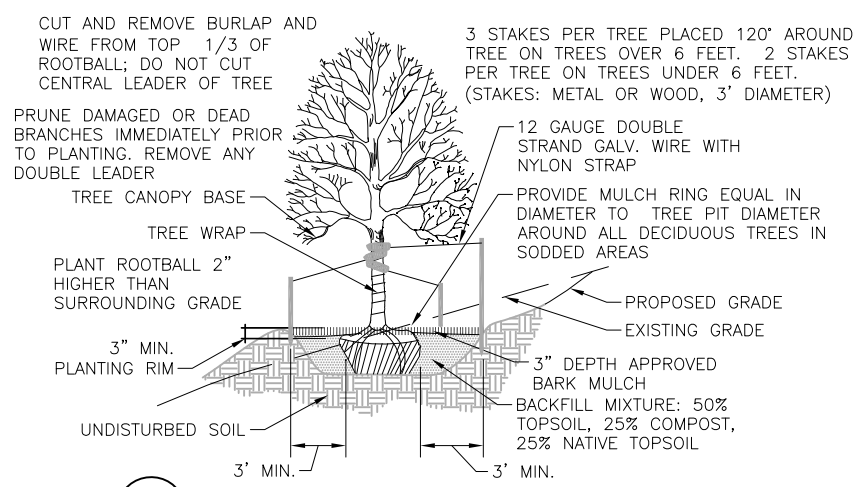
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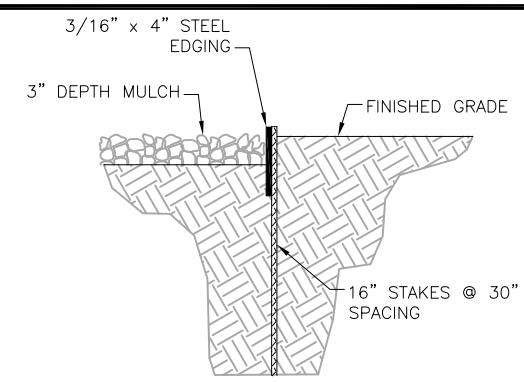
2022/11/16 12:51 PM By: Gina Mangino N:\Projects\224 Triview Metro District\224.29 Northern Regional Water Delivery Project - Phase 2\Drawings\Working\Segment A - Pump Station\02\_Civil\22429\_Civil\_PS\_Details.dwg



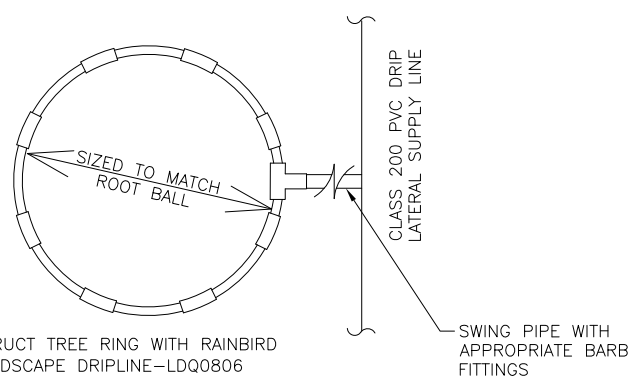
**A TREE PLANTING DETAIL**  
C9 SCALE: N.T.S.



**B TREE PLACEMENT ON SLOPES**  
C9 SCALE: N.T.S.

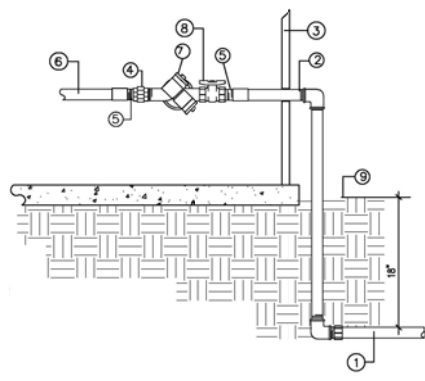


**C LANDSCAPING STEEL EDGE**  
C9 SCALE: N.T.S.

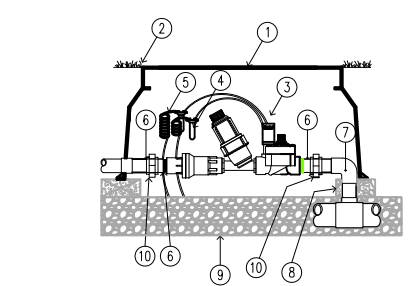


**D TREE RING**  
C9 SCALE: N.T.S.

- ① PVC MAIN LINE
- ② CONNECTION TO COPPER STUB-OUT
- ③ BUILDING WALL
- ④ GALVANIZED UNION
- ⑤ GALVANIZED NIPPLE -3\"/>
- ⑥ MAIN LINE FROM WATER METER
- ⑦ REDUCED PRESSURE BACKFLOW PREVENTER OR APPROVED EQUAL
- ⑧ SHUT-OFF VALVE
- ⑨ FINISHED GRADE



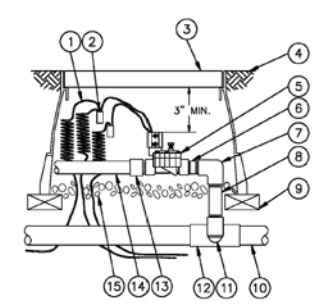
**E R.P. BACKFLOW PREVENTER**  
C9 SCALE: N.T.S.



**F AUTOMATIC DRIP VALVE & FILTER ASSEMBLY**  
C9 SCALE: N.T.S.

- ① JUMBO VALVE BOX
- ② FINISHED GRADE
- ③ DRIP ZONE KIT MODEL PCZ-101-XX FILTER (TIP 45 DEGREES) REGULATOR 25 OR 40 PSI
- ④ WATERPROOF CONNECTORS (2)
- ⑤ 18-24\"/>
- ⑥ SCH 80 T.O.E. NIPPLE
- ⑦ MAIN LINE PIPE & FITTINGS
- ⑧ BRICK SUPPORTS (4)
- ⑨ 3/4\"/>
- ⑩ PVC SLIP UNIONS

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 -ADD MINIMUM OF 3 CUBIC YARDS OF WELL-COMPOSTED AGED MANURE OR PREMIUM COMPOST PER 1000 S.F.  
 -ALL AMENDED AREAS SHALL BE TILLED TO A DEPTH OF 6\"/>
  - SEEDED TURF:** ALL SEEDED OR HYDROMULCHED AREAS SHALL DEMONSTRATE 95% GERMINATION PRIOR TO FINAL ACCEPTANCE.
  - IRRIGATION:** OWNER TO HAND WATER FOR ONE TO TWO GROWING SEASONS UNTIL ESTABLISHED AND ON AN AS-NEEDED BASIS THEREAFTER. DISTURBED AREA SEED/GRASS MIXTURE MUST BE IRRIGATED BY OWNER UNTIL ESTABLISHED AND IN TIMES OF DROUGHT. THE ON-GOING MAINTENANCE OF THE NATIVE GRASS IS THE RESPONSIBILITY OF OWNER.
  - INORGANIC MULCH AND FABRIC:** ALL PLANTINGS TO RECEIVE 3-INCH DEPTH OF INORGANIC MULCH. MULCH RINGS TO BE 15-INCH DIA. FOR (5) GALLON SHRUBS/GRASSES (SEE DRAWING DETAILS). HIGH QUALITY COMMERCIAL-GRADE (SPUN-BONDED POLYPROPYLENE OR EQUAL) LANDSCAPING FABRIC SHALL BE APPLIED UNDER ALL ROCK BASES.
  - STEEL EDGE:** ALL EDGER SHALL BE ACME 4\"/>
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  - COMPLIANCE WITH PLANS:** THE COMPLETED LANDSCAPING SHALL COMPLY WITH THE APPROVED LANDSCAPE PLAN AND SHALL INCLUDE THE QUANTITIES, LOCATIONS, SPECIES AND SIZES OF PLANTS AND OTHER LANDSCAPE MATERIALS AS REPRESENTED ON THE APPROVED LANDSCAPE PLAN. SEEDED LANDSCAPE AREAS SHALL HAVE NO BARE AREAS LARGER THAN 6 SQUARE INCHES AFTER GERMINATION.
  - MAINTENANCE:**
    - THE OWNER IS RESPONSIBLE FOR ALL REGULAR AND NORMAL MAINTENANCE OF REQUIRED LANDSCAPING INCLUDING WEEDING, IRRIGATION, FERTILIZING, PRUNING AND MOWING.
    - REPLACEMENT OF DEAD, DISEASED OR SUBSTANTIALLY DAMAGED PLANT MATERIALS SHALL OCCUR WITHIN 6 MONTHS FROM WHEN THE PLANT MATERIAL DIED, OR WHEN THE INSPECTION DETERMINED THE PLANT MATERIAL WAS DEAD OR DAMAGED. REPLACEMENT SHALL BE OF THE SAME OR SIMILAR TYPE AS ORIGINALLY APPROVED. AN ALTERNATIVE TYPE OF SPECIES SHALL REQUIRE APPROVAL BY THE PCD DIRECTOR.
    - MAINTENANCE INSPECTIONS MAY BE PERFORMED PERIODICALLY. FAILURE TO MAINTAIN THE LANDSCAPING IN COMPLIANCE WITH THE APPROVAL IS CONSIDERED A ZONING VIOLATION.

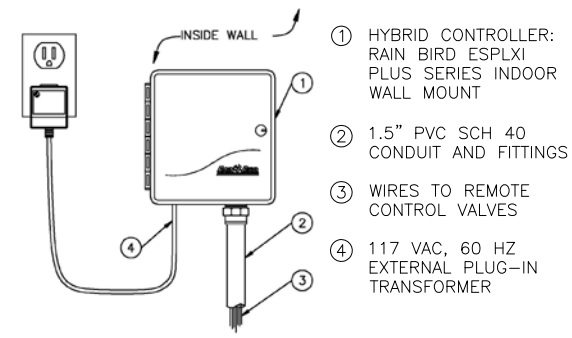
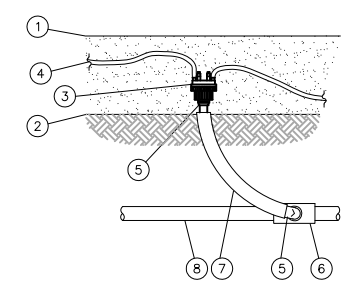


**G AUTOMATIC VALVE ASSEMBLY**  
C9 SCALE: N.T.S.

- ① 30\"/>
- ② WATERPROOF CONNECTION
- ③ VALVE BOX WITH COVER

- ④ FINISHED GRADE/TOP OF MULCH
- ⑤ REMOTE CONTROL VALVE: RAIN BIRD 100-DV
- ⑥ PVC SCH 80 NIPPLE (CLOSE)
- ⑦ PVC SCH 40 ELL
- ⑧ PVC SCH 80 NIPPLE (LENGTH AS REQUIRED)
- ⑨ BRICK (1 OF 4)
- ⑩ PVC MAIN LINE PIPE SCHE 80 NIPPLE (2\"/>

- ① TOP OF MULCH
- ② FINISHED GRADE
- ③ MULTI-OUTLET XER-BUG RAIN BIRD XBT-10-6 CLIP OUTLETS AS NEEDED
- ④ DISTRIBUTION TUBING TO PLANT
- ⑤ 1/2\"/>
- ⑥ PVC SCH 40 TEE OR ELL
- ⑦ SWING PIPE, LENGTH AS REQUIRED
- ⑧ CLASS 200 PVC LATERAL LINE



**I DRIP EMITTER**  
C9 SCALE: N.T.S.

**NOTES:**  
CONTROLLER SHALL BE MOUNTED SECURELY TO WALL USING APPROPRIATE FASTENERS FOR WALL TYPE. ALL EXPOSED CONDUIT SHALL BE E.M.T. OR EQUAL AND APPROVED BY LOCAL CODES. ALL CONDUIT CONNECTIONS SHALL BE MADE USING WATERTIGHT CONNECTORS

**H WALL MOUNT AUTOMATIC CONTROLLER**  
C9 SCALE: N.T.S.

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 5540 TECH CENTER DR., SUITE 100  
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**TRIVIEW METROPOLITAN DISTRICT**  
 NORTHERN DELIVERY SYSTEM - BOOSTER PUMP STATION  
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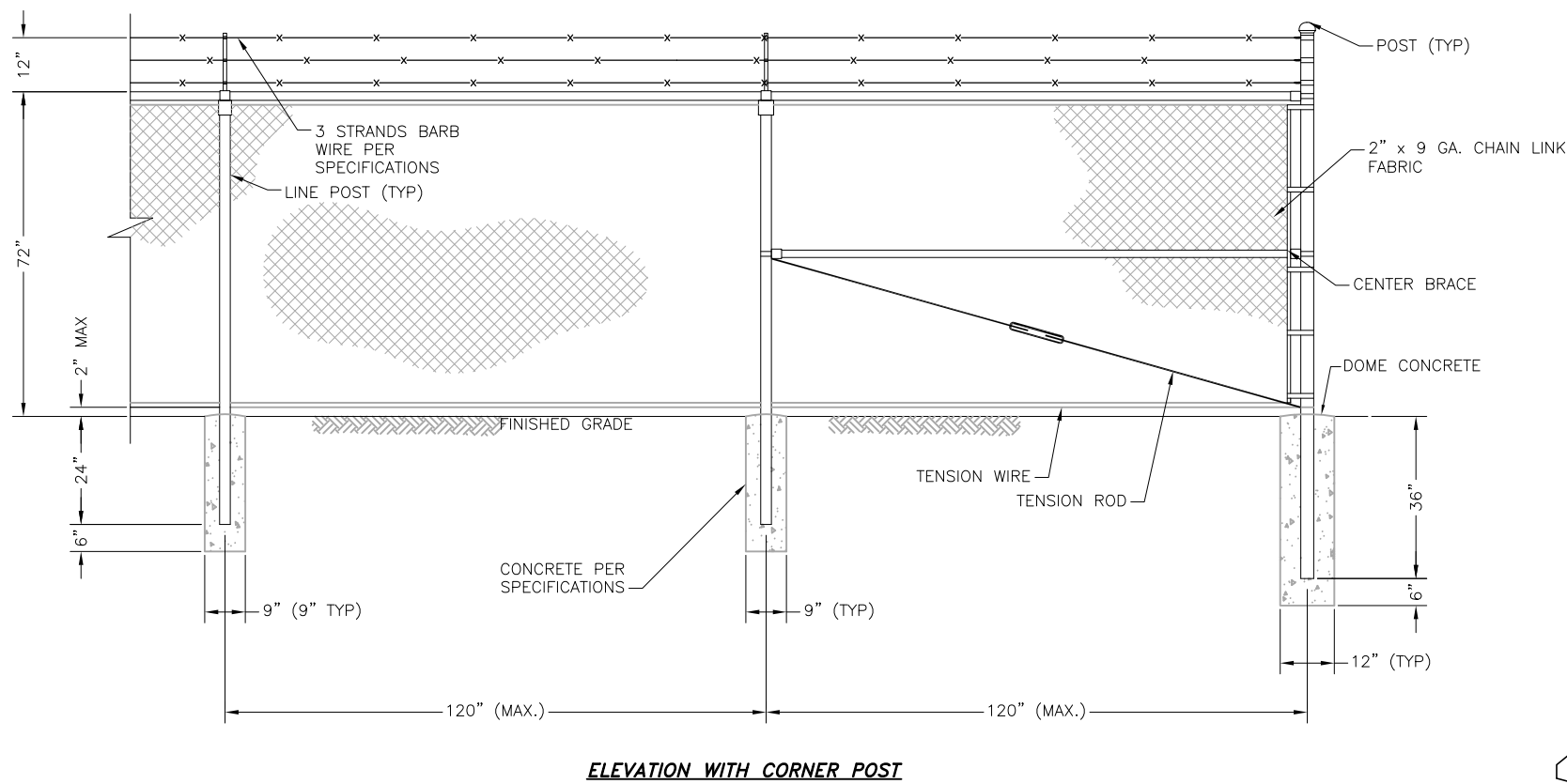
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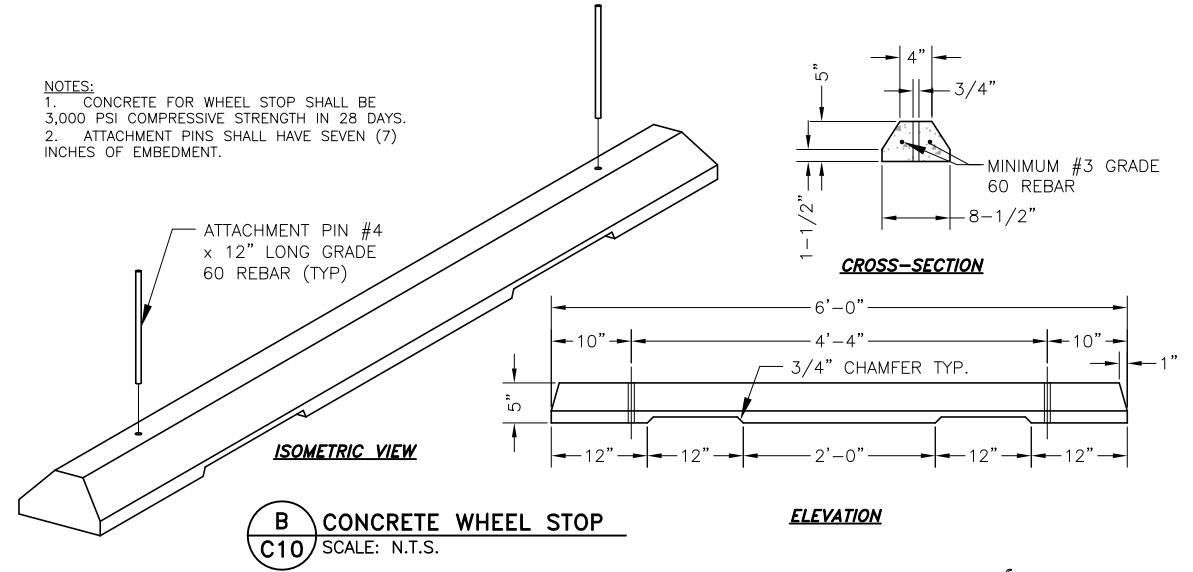
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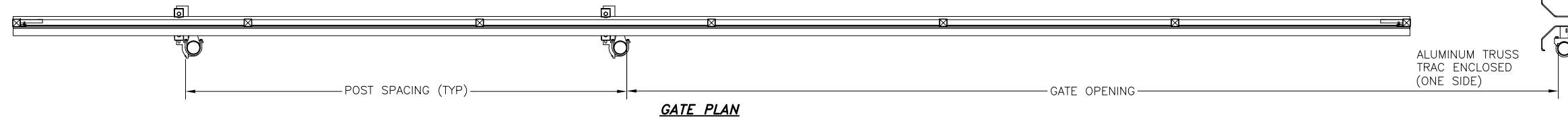
**ELEVATION WITH CORNER POST**

- FENCING NOTES:**
- CHAIN LINK FENCE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 181.
  - CHAIN LINK FABRIC SHALL BE 2" MESH NO. 9 GAGE GALVANIZED OR ALUMINUM COATED WIRE SECURELY FASTENED TO TENSION WIRE, LINE POSTS, RAILS, BRACES AND STRETCHER BARS SPACED AS SHOWN HEREON. WIRE FASTENERS AND TIE CLIPS SHALL BE NO. 11 GAGE (W&M) GALVANIZED STEEL WIRE OR NO. 7 GAGE (B&S) ALUMINUM WIRE, AND HOG RINGS SHALL BE NO. 9 GAGE, ALL IN CONFORMANCE WITH ASTM F 626.
  - STEEL POSTS, RAILS AND GATE FRAMES SHALL CONFORM TO AASHTO M 181 TYPE 1, GRADE 1 OR GRADE 2.
  - TENSION WIRE SHALL BE CONTINUOUS BETWEEN END OR CORNER POST AND LINE BRACE POST. A TURNBUCKLE OR OTHER APPROVED TIGHTENING DEVICE SHALL BE USED FOR EACH CONTINUOUS SPAN OF TENSION WIRE.
  - TENSION WIRE SHALL BE AS SPECIFIED IN AASHTO M 181.
  - CONCRETE FOOTINGS SHALL HAVE TOPS CROWNED AT GROUND LEVEL AND SHALL BE CLASS A, AX, OR B.
  - CHAIN LINK FABRIC OVER 5 FEET HIGH SHALL BE TWISTED AND BARBED ON THE TOP SELVAGE AND KNUCKLED ON THE BOTTOM SELVAGE.
  - ATTACH FABRIC TO ALL FENCE & GATE STRUCTURES AT 12" INTERVALS VERTICALLY & AT 20" HORIZONTALLY.
  - MATCH EXISTING SITE BARB WIRE 45' ARM SUPPORTS WHERE APPLICABLE.
  - DETAILS ARE FOR REFERENCE ONLY - CONTRACTOR TO SUBMIT FENCE DETAILS.
  - IDENTIFICATION SIGNAGE TO BE INSTALLED ON FENCE PER PLANS. KNOXBOX INSTALLED ON GATE FOR FIRE DEPARTMENT ACCESS.

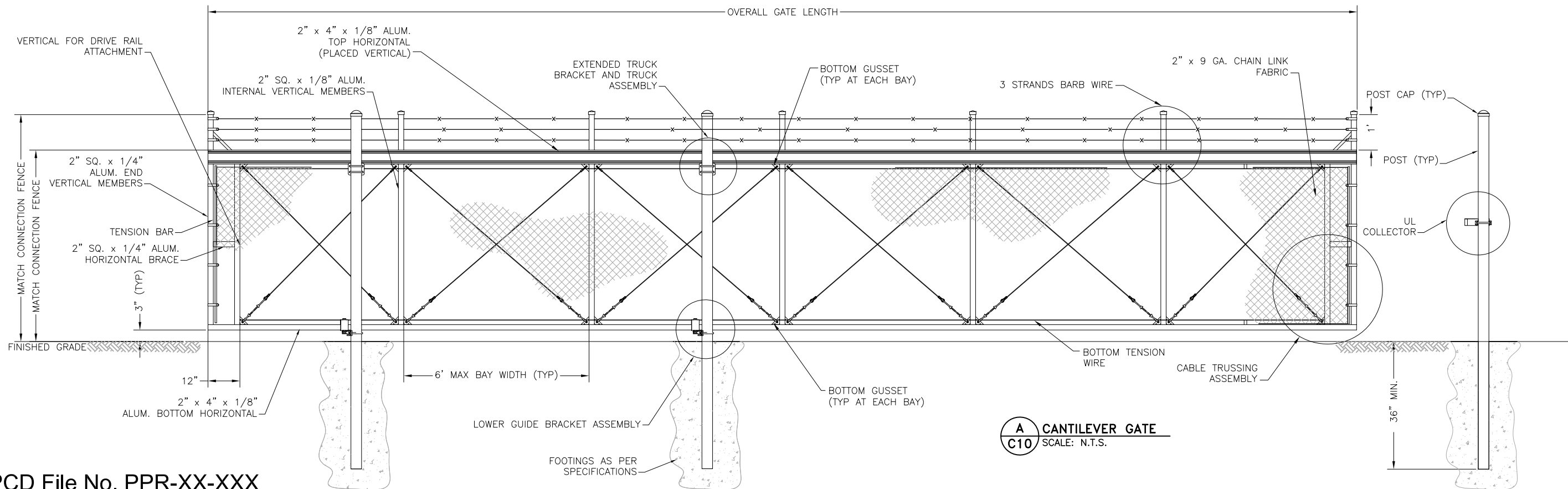
- NOTES:**
- CONCRETE FOR WHEEL STOP SHALL BE 3,000 PSI COMPRESSIVE STRENGTH IN 28 DAYS.
  - ATTACHMENT PINS SHALL HAVE SEVEN (7) INCHES OF EMBEDMENT.



**B CONCRETE WHEEL STOP**  
SCALE: N.T.S.



**GATE PLAN**



**A CANTILEVER GATE**  
SCALE: N.T.S.

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6				
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**FOR REVIEW**

Project No.: W224.21029  
 Date: 09/12/22  
 Design: MLD  
 Drawn: GGM  
 Check: MLD

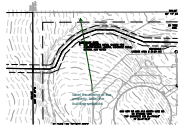
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SHEET --- OF ---

PCD File No. PPR-XX-XXX

# V1\_Landscape Plan drawings.pdf Markup Summary 12-19-2022

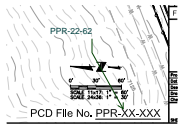
dsdparsons (4)

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**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/19/2022 12:57:23 PM  
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**Space:**

label the zoning of the property, label the building setbacks



**Subject:** Callout  
**Page Label:** 1  
**Author:** dsdparsons  
**Date:** 12/19/2022 12:57:51 PM  
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PPR-22-62



**Subject:** Callout  
**Page Label:** 1  
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dimension building distance from property lines



**Subject:** Callout  
**Page Label:** 2  
**Author:** dsdparsons  
**Date:** 12/19/2022 12:55:44 PM  
**Status:**  
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**Layer:**  
**Space:**

provide the Seed mix here and draw where it will be spread; depict trees on plan.